

# EDINA PLANNING COMMISSION MINUTES

April 11, 2001

Chairperson Johnson called the Planning Commission Meeting to order at 7:30 p.m., on April 11, 2001, in the City of Edina Council Chambers, 4801 West 50<sup>th</sup> Street.

**Commissioners Present:** Lonsbury, Swenson, McClelland, Runyan, Byron, Bergman and Johnson

**Commissioners Absent:** Workinger and Ingwalson

**Staff Present:** Larsen and Hoogenakker

## I. APPROVAL OF THE MINUTES:

Commissioner Lonsbury moved approval of the January 31, 2001, meeting minutes. Commissioner McClelland seconded the motion. All voted aye, motion carried.

## II. NEW BUSINESS:

<b>Z-01-1</b>	Preliminary Rezoning PCD-4, Planned Commercial District 4 to PCD-1, Planned Commercial District 1. Edward and Lisa Noonan 5400 France Avenue South, Edina, MN
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Mr. Larsen informed the Commission the subject property is located in the southwest corner of 54<sup>th</sup> and France. The property is currently zoned PCD-4, Planned Commercial District. The PCD-4 district allows various automotive services uses. The site was originally developed as a gas station in 1950. In 1991 the tanks were removed, and the site was converted to a Mr. Tires. Most recently, the building housed a Car X facility. The building is currently vacant.

Mr. Larsen explained the City has received a petition to rezone the property from PCD-4 to PCD-1. The PCD-1 district is a general retail district. The property immediately west of the subject property is zoned PCD-1. The proponent intends to remodel building for office use. The building currently has three service bays facing France Avenue and one bay facing 54<sup>th</sup> Street. The proposed remodel would convert one bay into office space and leave the remaining bays for parking and storage.

The proposed remodeling would create an office area of 752 square feet with an additional 550 square feet of storage area. The parking required for the proposed facility would be seven spaces. The proposed site plan illustrates 11 angle stalls, 2 parallel stalls, and 3 in-door parking stalls. For comparison purposes, if the building were used for retail 10 spaces would be required.

The proposal includes plans to completely redo the exterior of the building. The existing flat roof would be replaced with a pitched roof covered with either cedar or slate shingles. The exterior walls would be brick and stucco. The garage doors would be wood. The proposed materials meet ordinance requirements. Parking and circulation would remain unchanged.

Mr. Larsen concluded the proposed rezoning would result in a low intensity use of the property that would not cause a parking problem. The recent use of the property for auto repair uses resulted in frequent parking problems. Staff recommends Preliminary Rezoning approval subject to the following conditions:

1. Final Rezoning
2. Landscaping Plan and Bond

The proponent, Mr. Edward Noonan was present to respond to questions.

Commissioner Swenson asked Mr. Larsen if an establishment similar to a Caribou Coffee could be located on this site. Mr. Larsen said the proposed rezoning would allow the location of a Caribou Coffee type of establishment. Continuing, Mr. Larsen said seating would be limited to the amount of parking provided on site.

Commissioner Runyan asked Mr. Noonan his reason(s) for not occupying his recently approved building on France and West 44<sup>th</sup> Street. Mr. Noonan responded he found the site on France and West 44<sup>th</sup> Street lends itself better to retail development.

Commissioner Byron asked Mr. Noonan if he believes the three proposed bays will be used. Mr. Noonan said his intent is to use this building as his office. The bays will be used for vehicle and equipment storage. Mr. Noonan noted for the past 10 years he has operated his business out of a renovated Philips 66 service station. Continuing, Mr. Noonan said he believes locating his business office on this site better suits his needs while renovating an out dated structure. Mr. Noonan said his business will operate between the hours of 8-5 with little or no weekend or nighttime hours, an added plus in his opinion for the neighborhood.

Commissioner Byron asked for further clarification from Mr. Noonan on his reasoning for locating his business on 54<sup>th</sup> and France versus 44<sup>th</sup> and France.

Mr. Noonan explained when he learned the building he owned (Grandview) would be taken by the City for redevelopment he began looking for alternative sites to house his business. Mr. Noonan said at one time the site on West 54<sup>th</sup>/France was available, but nothing transpired after initial contact. Continuing, Mr. Noonan said time was running out for re-location and when he learned the 44<sup>th</sup> and France Avenue site was available he purchased it. Mr. Noonan said in the beginning he realized the site he would occupy on 44<sup>th</sup> and France was larger than his needs demanded, (over 1200 square feet on the lower level) adding he needed an office location soon. Mr. Noonan explained after purchasing the property on 44<sup>th</sup> and France and going through the rezoning process for that site 54<sup>th</sup> and France again became available. Mr. Noonan said he entered into a purchase agreement with the property owner of 54<sup>th</sup> and France with the intent of purchasing it if he was able to rezone the site to use as his office. Mr. Noonan reiterated in his opinion the 44<sup>th</sup> and France Avenue area is better suited to retail.

Commissioner Runyan asked Mr. Noonan if outdoor storage of equipment would occur on site. Mr. Noonan responded equipment will be stored indoors. Continuing, Mr. Noonan said all refuse will be stored in the enclosed outdoor refuse area.

Commissioner Swenson asked Mr. Noonan the type of signage he will use. Mr. Noonan said currently there is a monument sign on the site and he is planning to do something tasteful with that sign.

Commissioner Byron moved to recommend preliminary rezoning approval subject to staff conditions and the revised plans presented. Commissioner Lonsbury seconded the motion. All voted aye; motion carried.



Insert Bancor Group

Mr. David Neuman of Bancor Group was present. Mr. Joe Cooper, of JR Hill was present and Mr. Dolezal and Mr. Williams were present to respond to questions from the Commission.

Mr. Neuman addressed the Commission and explained the proposed twin home units will be constructed in an up/down fashion. The units will be constructed with stone or brick exterior and stucco and depending on location the units will be walk-out or look-out options. From West 70<sup>th</sup> Street passer-bys will see three units and from Dunberry Lane four units would be visible. Continuing, Mr. Neuman said in considering redevelopment options for this site we came to the conclusion .

**DRAFT MINUTES P.C. MEETING APRIL 11, 2001**

**S-01-2  
&  
Z-01-3**

**JMS, INC. AND THORPE REAL ESTATE  
6512 VERNON AVENUE  
PRELIMINARY REZONING, R-1 SINGLE DWELLING  
UNIT DISTRICT TO PCD-2, PLANNED RESIDENCE  
DISTRICT**

Mr. Larsen informed the Board the development proposal for this property was initially reviewed as a single dwelling subdivision. It is, however, the intent of the developer to develop the property as a detached townhouse development. As such, the proposal must be reviewed under the Planned Residence District (PRD) standards of the Zoning Ordinance. The proposal also requires amending the Comprehensive Plan from Quasi-Public to Low Density Attached Residential.

The church would retain ownership of Lot 1 and Outlot A of the proposed plat. Outlot A includes one half of the proposed private street. This allows the church access to the street from a new curb cut. The lot size for the church after development would be 3.3 acres which meets the 3 acre minimum lot size for a church. No variances are requested.

Mr. Larsen pointed out the PRD-2 district requires 7,200 square feet of lot area per dwelling unit. The proposed development provides 9,650 square feet of lot area per unit. Maximum building coverage is limited to 25 percent. The building coverage proposed is 20 percent. The only variances requested are for sideyard setbacks on lots 9 and 10. Interior sideyard setback in the PRD-2 district is 20 feet. These two lots provide no setback from outlot A. They do, however, meet the setback requirement from the church property line.

Mr. Larsen concluded the question before the Commission is what is the appropriate land use for this property. To the east Vernon Avenue is developed with double bungalows. Tamarac, Walnut Ridge, and Aspen are traditional Single Dwelling lots. Further west is a mix of townhouses and condominium developments. There is currently no vacant land in the City designated for Low Density townhouse style housing. As witnessed by recent proposals there does seem to be a demand for this type of housing product. The question is where should it go, if anywhere.

The proposed development does fit well under the standards set for the PRD-2 district. The development does require sideyard setback variances. However, the variances are more technical than real. The intended spacing and open space is provided by the outlot. No building can be constructed on an outlot. The 4 lots fronting on Tamarac relate more to the existing neighborhood

than they do to the new development. If the number of lots were reduced from 4 to 3 the new lots would be closer in size to other lots on the street.

Mr. Jeff Schoenwetter, JMS, and Mr. Thorpe, Edina Realty representing the church were present to respond to questions. Members of the church were present and interested neighbors were also present.

Commissioner Lonsbury stated in reviewing the plans he observed if the proposed lots on Tamarac Avenue were reduced from four lots to three lots the three lots would be approximately 89 feet in width, and very similar in size to the existing lots along Tamarac Avenue. Commissioner Lonsbury commented that may be an option worth considering.

Mr. Schoenwetter addressed the Board and explained members of Chapel of the Hills Church began a site and need study considering future options for the church, including possible church growth, etc. After considerable study and discussion church members agreed to redevelop a portion of the site and contacted Mr. Thorpe of Edina Realty for his help. A decision was made to send out RFP's (Request for Proposals) to a number of developers seeking redevelopment options for the site. Continuing, Mr. Schoenwetter reported JMS was chosen to redevelop the site. Mr. Schoenwetter told the Commission the design concept presented this evening is similar to the design concept previously requested for three lots on Interlachen Boulevard/Oxford Avenue. Potential property owners will be able to choose from four different home styles. The size of the homes can be as small as 1300 square feet and as large as 3300 square feet depending on the style of home. Spacing between homes will be approximately 20 feet.

Commissioner Runyan asked Mr. Schoenwetter if he ever considered platting three lots on Tamarac as suggested previously. Mr. Schoenwetter responded that was considered, and he submitted to the Commission a graphic depicting a plan reflecting three lots on Tamarac Avenue and 10 internal lots accessing off Vernon Avenue. Mr. Schoenwetter told the Commission both layouts allow the church to maintain the required three acre site.

Commissioner Swenson asked Mr. Schoenwetter which layout he prefers, and if he ever considered reducing the plat by one site. Mr. Schoenwetter stated in his opinion the 13 home layout with four lots on Tamarac Avenue best suits the site, and allows the proposed homes to be marketed correctly. Mr. Schoenwetter pointed out if one home site is lost the cost per unit will increase.

Commissioner McClelland asked Mr. Schoenwetter if a price has been set for each unit. Mr. Schoenwetter reported the smaller homes will run in the 400 thousand dollar plus range, and the larger units up to and over 500 thousand. Mr. Schoenwetter said the average price will be around \$450,000. Commissioner McClelland asked Mr. Schoenwetter if he has set an association

fee. Mr. Schoenwetter said the association fee will depend on how involved the association wants to be. Mr. Schoenwetter said the basic association fee is ground maintenance which includes snow removal, lawn care, and refuse removal. Other options can be added to include building maintenance. Concluding, Mr. Schoenwetter said the association fee can be as low as \$145 per month to as high as \$250 per month.

Ms. Gollia, church member told the Commission the church has worked very hard to be a good neighbor and respect the residential character of the neighborhood.

Mr. Mark Brauer, church member told the Commission he headed the steering committee for the church, and informed the Commission the church mailed out 28 RFP's sending out the majority of them to developers who reside in the City. Mr. Brauer said the church went through a screening process and settled on JMS. Mr. Brauer said in his opinion this proposal best suits the site, and the residential character of the neighborhood.

Commissioner Swenson questioned if the church would still have the ability to add-on if a need was found. Mr. Larsen said the church site maintains 3 acres and an addition is possible. The addition would have to meet the setback and parking requirements.

Ms. Laura Kloster, 6505 Aspen Road, told the Commission she supports the proposal, but would like to see the number of units reduced. Ms. Kloster said she has a concern regarding drainage. She explained at present the water run-off situation is not good behind her home. Ms. Kloster acknowledged the proposal should improve the existing water conditions, but she stressed drainage is a large issue for the property owners along Aspen Road.

Mr. Dick Boaster, addressed the Commission adding he supports the plan as presented with four homes on Tamarac Avenue. He pointed out if the proposed homes on Tamarac Avenue are reduced to three the lost site is then pushed to the interior impacting the properties on Aspen Road.

Mr. Hugh Meeker, 5924 Tamarac Avenue, told the Commission he would like to compliment the church on their thoughtful approach to this proposal. Mr. Meeker said he would like to see only three homes constructed on Tamarac Avenue.

Mr. Don Kennedy, 5928 Tamarac Avenue, and Mr. Ronald Dahl, 5920 Tamarac Lane, told the Commission they support the proposal, but would like to see three houses constructed on Tamarac Avenue.

Commissioner Bergman asked Mr. Schoenwetter if fill needs to be brought to the site. Mr. Schoenwetter said he believes no fill will be needed. He said the site will be graded in a cut and fill fashion.

A brief discussion ensued between residents on four lots on Tamarac Avenue versus three lots on Tamarac Avenue, and nine and/or 10 lots in the interior.

Commissioner Lonsbury said he understands and appreciates the difference between four or three sites on Tamarac Avenue and asked Mr. Schoenwetter which scenario he prefers. Mr. Schoenwetter reiterated he prefers the proposal depicting four lots on Tamarac Avenue with a site total of 13 lots. He added any loss of building sites results in an increase in unit price, adding he believes the proposal works well as presented.

A discussion ensued between Commission Members regarding the layout of the proposal. Commissioner Bergman observed the original proposal depicts four lots on Tamarac Avenue and nine internal lots, and in her opinion that is the best scenario. She pointed out the proposed structures are narrow, no more than 30 feet in width, thereby providing ample spacing between them. She concluded in her opinion four homes on Tamarac Avenue will not “crowd” the landscape. Spacing between structures is ample.

Commissioner Lonsbury moved to recommend approval of an Amendment to the Comprehensive Plan changing the plan from Quasi Public to Low Density Residential. Commissioner McClelland seconded the motion. All voted aye; motion carried.

Commissioner Lonsbury moved to recommend preliminary plat approval and preliminary rezoning approval from R-1, Single Dwelling Unit District to PRD-2, Planned Residence District subject to the plans presented, watershed district permit and the house plans presented. Commissioner McClelland seconded the motion. All voted aye; motion carried.